

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

**Division:** Engineering

**Member:** Tim Welch  
Engineering Design Mgr.  
Office Ph. (954) 828-5123  
Office Fax: (954) 828-5275  
Email: [timw@cityfort.com](mailto:timw@cityfort.com)

**Project Name:** Avenue Lofts

**Case #:** 91-R-01

**Date:** 8/24/01

**Comments :**

1. The engineer shall design and apply for the appropriate general or surface water management license from the Broward County Department of Environmental Protection (BCDPEP). This license and associated calculations for compliance with Chapter 27 criteria for surface water management, Pollution Control Code must be submitted with application for Building Permit.
2. It appears that a right of way dedication is required for compliance with the Broward Co. Trafficways Plan for Andrews Avenue. Our records indicate a 106 ft. requirement. Please determine if any waivers or reductions have occurred and dedicate that width required to satisfy this plan. A corner chord of twenty-five (25) ft. is required at Andrews and N.W. 5 Street unless Broward Co. Requires more for this intersection.
3. A dedication of five (5) feet is required along N.W. 1 Avenue along with a 20 ft. corner chord at its intersection with N.W. 5 Street.
4. Dedication of rights of way to Broward Co. Shall be coordinated with Brad Terrier (Engineering Division). Those dedications to the City of Fort Lauderdale shall be coordinated by Tim Welch. Standard documents are available and can be faxed or e-mailed upon applicant's request. These dedications shall be completed prior to issuance of the final certification of occupancy for the proposed units.
5. Please present a traffic impact statement from a traffic engineer. This statement shall address the number of trips to be generated by this site, minus any currently committed by open uses on these properties.
6. The realignment of the central alley shall only be permitted along a thirty-seven (37) ft. minimum radius per Section 47-24.5.D.1.m.iii of the ULDR.

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7. All proposed construction within the rights of way on Andrews Avenue requires an engineering permit from Broward Co. Engineering Division. No contractor shall apply for or obtain a permit to stage, construct, or alter this right of way from the City of Fort Lauderdale.
8. A minimum of 10 feet clear sight triangle is required at intersections of the proposed drives with the alley and street connections. It appears that several accesses have insufficient clear areas required per Section 47-20.4.b.i of the ULDR.
9. Provide the following plans prepared by a registered Florida Professional Engineer :
  - a. Paving & Drainage Plan
  - b. Pavement Marking & Signage Plan
  - c. Water & Sewer Plan
  - d. Details & Specifications (as required)
10. A photometric (lighting design) plan is required in accordance with Section 47-20.14 of the City's Unified Land Development Regulations.
11. Please indicate parking space dimensions on a typical parking space in the garage and in the right of way.
12. Provide a staging and storage plan.

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**Division:** Fire

**Member:** Albert Weber  
828-5875

**Project Name:** Avenue Lofts

**Case #:** 91-R-01

**Date:** 8-28-01

**Comments:**

- 1) The stairs on the elevation plan appear to open. All stairs must comply with either NFPA 101, 5-1.3 or 5-2.2. No hybrid stairs are permitted. Please verify.
- 2) Show fire mains hydrants and DDC on civil plans.
- 3) Flow test required.

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**Division:** Info. Systems

**Member:** Mark Pallans (GRG)  
828-5790

**Project Name:** Avenue Lofts / Asher Anderson & Gail  
Julian

**Case #:** 91-R-01

**Date:** August 28, 2001

**Comments:**

No apparent interference will result from this plan at this time.

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**Division:** Landscape

**Member:** Dave Gennaro  
828-5200

**Project Name:** Avenue Lofts/  
Asher Anderson & Gail Julian

**Case #:** 91-R-01

**Date:** 8/28/01

**Comments:**

1. In this zoning district open space is required for residential uses. As per Sec. 47-13.20 D. "A minimum of 50% of the required open space shall be in landscaping." As per the definitions, landscaping is "living plant material installed....at ground level...". According to the calculations on Sheet A2.5 there is a deficiency in this regard. Verify all requirements. Also, there may be a discrepancy in the "Landscape Area Provided" calculations. Note that right-of-way areas cannot count toward minimum requirements.
2. Any trees that are considered good candidates for relocation should be relocated. (If possible, this should be to locations in the area.)
3. Show the "ground clearance" requirement for street trees, which is 6'.
4. Add rain sensor requirement to irrigation note.
5. Indicate any utilities that would affect proposed planting, such as overhead powerlines.
6. Trees require a minimum 8' wide planting area. Certain planters along the street frontages and the parking area do not appear to meet the minimum requirements.
7. Written approval from Broward County Engineering is required for planting in the Andrews Ave. right-of-way. This written approval is required prior to final signoff.
8. Make sure any walls or fences adjacent to the street have the required setback and landscape.
9. The Sabal Palm and the Carpenteria Palm are the designated street tree for Andrews Ave. These species do not appear to be the primary street trees for this frontage. However, this may be appealed by written request to the Department.

# DRC

## SITE PLAN REVIEW AND COMMENT

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**Division:** Planning

**Member:** Lois Udvardy  
828-5862

**Project Name:** Avenue Lofts/Asher Anderson & Gail  
Julian

**Case #:** 91-R-01

**Date:** August 28, 2001

**Comments:** A similar proposal (108 condominium units with 17,328 S.F. of retail space) was reviewed and approved for Final DRC for this site on 2/8/01 under Case 101-R-00. This proposal is for 100 condominium units with 8,751 S.F. of retail space. The site lies within the Northwest Community Redevelopment Area.

1. This proposal is subject to a 30-day call up by the City Commission following DRC approval.
2. The site lies within the Northwest Progresso-Flagler Heights Community Redevelopment Area and is subject to ULDR Sec. 47-20.3.F. (Parking).
3. The proposal is subject to ULDR Sec. 47-13.20 and is located on Andrews Avenue, an Image Street (Sec. I). All other streets are subject to the regulations as provided in Sec. K. (label all setbacks from property line). Provide a text narrative detailing compliance with all Downtown RAC Design Standards as well as Image street requirements.
4. Provide a text narrative discussing security, trash disposal, lighting, signage, service, delivery, maintenance and other systems for the proposal.
5. Ord. 01-05 (Case 15-P-00) vacated a portion of the alley subject to conditions and a certificate executed by City Engineer evidencing all conditions for the vacation have been met. It appears applicant will not be following through with completing vacation – discuss at meeting. If not vacated, will additional dedication be required for two-way alley. – discuss with Engineering representative.
6. Pedestrian bridge over alley on roof level requires Property & Right-of-Way Committee approval if alley isn't vacated.
7. Discuss phasing in connection with Image street requirements with applicant at DRC meeting - five (5) phases indicated on plans. Discuss "porta park" temporary landscaped areas with Landscape representative.

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8. Discuss “decorative roof element.”
9. Discuss garage parking spaces and circulation through alley with Engineering representative at DRC meeting.
10. Discuss projected pedestrian paths throughout development.
11. Applicant should contact Doug Gottshall, Parking & Central Services Manager, 828-3793 or John Hoelzle, Fleet Manager, 828-3792 to discuss the possibility of metering the 17 on street parallel parking spaces.
12. Additional comments may be forthcoming at DRC meeting.

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Division: Police

Member: Detective Nate Jackson  
Office-954-828-6422  
Pager-954-877-7875

Project Name: Avenue Lofts/  
Asher Anderson & Gail Julian

Case #: 91-R-01

Date: August 28, 2001

**Comments:**

1. Do tenants have a specific garage door entrance/exit?
2. Will there be sufficient lighting in the alley between NW 4<sup>th</sup> & NW 5<sup>th</sup> St.
3. What forms of security are used at stairwells in garage?
4. Recommend CCTV for lobby & parking garage for phase 3 & 4.
5. What security factors exist that discourage entrance for unauthorized persons/vehicles when door is either in the ascending/descending position?
6. Glass in retail area should comply with SFBC standards.
7. Recommend CCTV in retail area of Phase 1, 2 & 5.
8. Recommend electronic access to all Units. Will there be a system, which allows tenants to control the access of guests?
9. Access to roof should be key or electronically control. Roof activities should be monitored via CCTV.



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**Division:** Zoning

**Member:** Terry Burgess  
828-5913

**Project Name:** Avenue Lofts/ Asher Anderson & Gail  
Julian

**Case #:** 91-R-01

**Date:** 8/28/01

**Comments:**

1. Image street requirements of section 47-13.20 apply to this proposed development site. Discuss project phasing and setback requirements for Image Streets during phasing process. Provide a text narrative outlining compliance with section 47-13.20 section by section and building phasing.
2. Discuss site circulation, sight triangles at garage exits and parallel parking along street fronts.
3. Roof sign and billboards are prohibited in accordance with section 47-22.
4. Provide a photometric lighting plan prior to final DRC review in accordance with section 47-20.14.
5. Provide a material staging/storage, contractor parking, and sales/construction trailer location plan prior to City Commission call up/Final DRC review whichever comes first.
6. Discuss alley vacation/non vacation with applicant and Engineering representative.
7. Pedestrian bridge over alley if not vacated requires approval by the Property and Right of Way Committee.
8. Additional comments may be added at DRC meeting.